



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 27, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Call In Instructions
 - a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 820 430 246#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: April 13, 2021
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)
By: Elizabeth Hart, Senior Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032)
By: Ian Zollinger, City Planner
- 6) Upcoming Meeting(s)
 - a) Wednesday, May 5, 2021 - Worksession
Tuesday, May 11, 2021
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 13, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 750 517 907#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Kelley, Bolton, Musser, Hansen, Titus

Staff Present: Spendlove, Hart, Ebersole, Zollinger, Strickland, Nope, Vitek, Hafer

3) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar, as presented.
Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- a) Approval of Minutes from the following meeting: March 23, 2021 and April 7, 2021

4) Items of Consideration

- a) Request for approval of a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of Canyon Village Plaza, LLC. (PZ21-0030)

Staff Presentation:

City Planner Strickland presented the request for approval of a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of

Canyon Village Plaza, LLC. (PZ21-0030)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters to which the Final Plat must substantially conform; Including total number of lots, street layout, sidewalk connections, and other similar items. A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, and lots sold for development.

On December 15, 2014 the City Council approved the Annexation and Zoning District Change and Zoning Map for this development. The preliminary plat for the development was approved in February 10, 2015. Canyon Village Subdivision No. 3 was preliminary platted October 11, 2016 for approximately 9.12 acres and 7 lots.

The applicant is requesting to further subdivide the larger portion of property in into 8 additional lots. Therefore, the Platting process must be conducted again.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use". Staff has determined this request complies with the 2016 Comprehensive Plan.

All the applicable public infrastructure has previously been installed. Therefore, staff does not foresee extra detrimental impacts to the surrounding area if this plat were approved. Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the request for Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3. He explained this is the third plat of the original Canyon Village Plaza plat. This plat consists of eight (8) commercial lots. He stated the access to the property will be off of Mountain View Dr. and Pole Line Rd. Mr. Thibault outlined the lot sizes and stated these lots will be compatible with current uses.

PZ/Questions & Comments:

- Commissioner Bolton asked if the development to the southeast is commercial.
- City Planner Strickland stated it is commercial.
- Commissioner Hansen asked about the larger lot 7 and what is it being marketed for.
- Mr. Thibault stated it is a larger lot for a potential larger occupant with exposure to the arterial streets.
- Planning & Zoning Director Spendlove clarified a few things about the property and

what the commission is voting on with this application.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of Canyon Village Plaza, LLC. (PZ21-0030)
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 5 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019)

This process requires the Planning & Zoning Commission to hold a public hearing in which interested persons have the opportunity to be heard with regards to the application. The Commission will then forward their recommendation to the City Council. The City Council will then hold a public hearing, in which interested persons have the opportunity to be heard with regards to the application.

The City Council may then adopt, revise or reject the amendment. If the Council makes a material change from what was proposed at the public hearing, further notice and hearing shall be provided.

The Future Land Use Map is a guide for development of properties and is not "lot" or "parcel specific" depictions for development patterns.

Approval of this request would adjust the commercial designation on the Future Land Use Map to follow the curve of the existing road. Staff believes the original intent was to provide the commercial designation along both sides of the Pole Line Road corridor, therefore staff would be in support of this request.

The Planning & Zoning Commission is charged with making a recommendation to the City Council.

Planning & Zoning Director gave the background on the creation of the Future Land Use Map and where the correction to the map needs to be made. This correction will move the line of the road to where it actually is located. He stated the commission is not voting on the zoning tonight of the property tonight, only on correcting the map. He reviewed the map and where Pole Line Rd. veers north compared to how it is currently depicted on the Future Land Use Map. He stated that property on both sides of Pole Line Rd. are meant to be a commercial corridor.

Applicant Presentation:

Tyler Davis Jeffers, representing applicant, presented the request for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N. He stated this property on the Future Land Use Map is not marked as part of the commercial corridor, as it should be. He stated this map is not specific to parcels, but is used by the governing bodies to make zoning decisions.

PZ/Questions & Comments:

- Commissioner Bolton asked for clarification on the commission's vote tonight.
- Planning & Zoning Director Spendlove clarified the request and what is being voted on tonight, a recommendation to City Council to correct the map.
- Commissioner Bolton asked the size of the potential impacted area.
- Planning & Zoning Director Spendlove stated the Future Land Use map is just a guide. Specific requests of rezoning property would be decided by the governing legislative body over the land.
- Chairperson Titus asked to be clear of what an applicant can ask for.
- Planning & Zoning Director Spendlove clarified what a request might look like, but this applicant is only asking for the map amendment at this time.
- Commissioner Bolton asked if an applicant could make a request for this land as a different zone besides Commercial.
- Planning & Zoning Director Spendlove clarified the process of a rezone.
- Commissioner Hansen asked if this land is in the Area of Impact.
- Planning & Zoning Director Spendlove stated the property is in the Area of Impact, but the request is for the City's map to be amended, and that is the plan used in the area.

Public Hearing: Opened

- Citizen Jennifer Koopman, is opposed to this request. She is concerned to the potential traffic impacts that may occur if this land is zoned commercial.
- Vice Chair Kelley asked if the audience feels they have had a chance to speak.
- No one else in the audience came up to the podium to speak.
- Chairperson Titus asked for clarification regarding the commission's vote tonight. She asked for confirmation that this is not a rezoning request.
- Planning and Zoning Director Spendlove stated the Comprehensive Plan is the guide for future actions. This request does not grant any development rights on its own and this commission is only making a recommendation to City Council.

Public Hearing: Closed

Discussions Followed: without concerns

MOTION: Commissioner Musser moved to approve the request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019), as presented, with staff recommendations. Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 561 Main Avenue East c/o Randy Carpenter. (PZ21-0023)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 561 Main Avenue East c/o Randy Carpenter. (PZ21-0023)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

The property has most recently been used as offices for a landscaping business.

The request consists of permit through a special use permit batting cages located at 561 Main Avenue East. Hours of operation will be 2 PM to 9 PM Monday through Friday and 8 AM to 9 PM on Saturdays during the school year and 8 AM to 9 PM Monday through Saturday after the school year has finished. properties located in Parking District #1 which has no off-street parking required for outright permitted uses but may be required through the special use permit process. The site plan indicates an off-street parking area.

If the Commission approves this request as presented, then staff recommends the following conditions:

Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable

Applicant Presentation:

Randy Carpenter, applicant, presented the request for a Special Use Permit for an Indoor Recreation Facility on property located at 561 Main Avenue East. He stated he wants to bring a

youth facility to downtown Twin Falls, as the city is lacking in these needed facilities. He shared his coaching experience and what a facility like this would do for the community.

PZ/Questions & Comments:

- Vice Chair Kelley asked if there is no offsite required parking.
- City Planner Zollinger clarified that the commission can add a parking requirement with this Special Use Permit, if felt needed.
- Commissioner Bolton asked how many batting cages would be in this facility.
- Mr. Carpenter stated one batting cage with a few other stations.
- Commissioner Bolton asked if the facility is age restricted.
- Mr. Carpenter stated that the facility would be open to adults, only if reserved for private use.
- Commissioner Bolton asked which of the two property is the applicants preference.
- Mr. Carpenter stated the downtown location is preferred.
- City Planner Zollinger stated these are two separate applications, and if approved, but not acted on within six (6) months, the SUP would be void.
- Planning & Zoning Director Spendlove stated that the commission needs to treat each application separately and review the merits of each property.
- Commissioner Hansen asked about parking at this location.
- Mr. Carpenter stated the parking will stay as it is and be improved. He stated that most traffic will be parents dropping off their children for practice.
- Commissioner Hansen asked staff what the standard business hours are in the Downtown Corridor.
- Planning & Zoning Director Spendlove stated standard retail hours are from 7:00 am-10:00 pm, with service businesses not having specified hours of operation.

Public Hearing: Opened

- Citizen, Adriana Saldana, stated she is in favor of this request. She advocated for the project and the applicant.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen asked to add a condition as to not restrict the hours of operation and to allow the hours of operation to be what is allowed for retail in the C1 zone.

MOTION: Commissioner Hansen moved to add a condition to the Special Use Permit request that the allowed hours of operation are from 7:00 am – 10:00 pm.
Commissioner Musser seconded the motion.

Unanimously approved by a vote of 5 to 0.

MOTION: Commissioner Bolton moved to approve the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024), as presented, with staff recommendations and the added condition.

Commissioner Musser seconded the motion.

Unanimously approved by a vote of 5 to 0.

- c) Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

The property is assumed to have been zoned C1 for the last 20 years, staff was unable to ascertain the exact date. No other pertinent zoning history is known at this time.

The request consists of permit through a special use permit batting cages located at 2496 Addison Avenue East. Hours of operation will be 2 PM to 9 PM Monday through Friday and 8 AM to 9 PM on Saturdays during the school year and 8 AM to 9 PM Monday through Saturday after the school year has finished.

If the Commission approves this request as presented, then staff recommends the following conditions.

Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Randy Carpenter, applicant, presented his for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East. This is a second property option. The current owner is willing to lease this property to him.

PZ/Questions & Comments:

- Commissioner Hansen asked the zone of this property and the hours of operation in the zone.
- City Planner Zollinger stated the property is in the C1 zone.
- Planning & Zoning Director clarified retail hours of operation.

- Chairperson Titus asked if this property would have the same use as the previous property.
- Mr. Carpenter stated this property is his second choice as the ceiling is lower, but the property would be used the same way as the previous request.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Hansen asked to not restrict the hours of operation and to allow the hours of operation to be what is allowed for retail in the C1 zone.

MOTION: Commissioner Hansen moved to add a condition to the Special Use Permit request that the allowed hours of operation are from 7:00 am – 10:00 pm.
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 5 to 0.

MOTION: Curtis Hansen moved to approve the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024), as presented, with staff recommendations and the added condition.
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 5 to 0.

- d) ***Item withdrawn by Applicant*** - Request for a Special Use Permit to allow storage unit rentals with extended hours of operation on property located on 3rd Avenue South c/o Colby Ricks on behalf of Chris Jones. (PZ21-0025)

6) Upcoming Meeting(s)

- a) Tuesday, April 27, 2021

7) Adjournment

The meeting adjourned at 06:59 PM



Date: Tuesday, April 27, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)

Time Estimate:

Approximately 15 minutes for staff and applicant presentation with comments and questions after.

Background:

This application is for a request to annex approximately 11.98 (+/-) acres into the city limits. The subject property, located at Harrison Street and Clinton Street intersection, has a zoning designation of R4.

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

NA

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will be eligible to receive City utilities. Finally, the new zoning designation of R4 will allow the property to conform with the uses and property development standards of the R4 Zoning District.

History:

Per City and County records the subject property has been historically used for agricultural purposes. The subject property is currently vacant/undeveloped.

Analysis:

The applicant is requesting the subject property be annexed into the city for the future development of a multi-family subdivision.

The applicant is requesting a zoning designation to remain R4 with the annexation.

The Future land use map shows this area as “Town Neighborhood”. Which identifies duplexes, triplexes, and townhomes as appropriate land uses for this area. Staff believes the applicant’s request for the subject property to be appropriate given the subject property is currently surrounded by residential uses.

Conclusion:

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission’s recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments:

1. PZ21-0028 PC SR 04.27.21
2. Vicinity map
3. FLU Map
4. Narrative
5. Property Exhibit



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for a recommendation to City Council of an Annexation for property located at Harrison Street and Clinton Street Intersection, Parcel ID Number of RP10817E216700. (PZ21-0028)

Application: PZ21-0028

Applicant & Representative:

Eternal Life Christian Center Inc.,
Johnny L. Hanchey
451 Orchard St., Twin Falls, ID 83301

PC Public Hearing: April 27, 2021

CC Public Hearing: June 7, 2021

Background

This application is for a request to annex approximately 11.98 (+/-) acres into the city limits.

The subject property, located at Harrison Street and Clinton Street intersection, has a zoning designation of R4.

History

Per City and County records the subject property has been historically used for agricultural purposes. The subject property is currently vacant/undeveloped.

Approval Process

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Regulatory Impact

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will be eligible to receive City utilities. Finally, the new zoning designation of R4 will allow the property to conform with the uses and property development standards of the R4 Zoning District.

Applicable Regulations or Codes

§10-4-5: R4, Residential Medium Density District.

§10-15; Annexation Regulations

Comprehensive Plan Compliance

The Future land use map shows this area as "Town Neighborhood". Which identifies duplexes, triplexes, and townhomes as appropriate land uses for this area. Staff believes the applicant's request for the subject property to be appropriate given the subject property is currently surrounded by residential uses.

Analysis:

The applicant is requesting the subject property be annexed into the city for the future development of a multi-family subdivision.

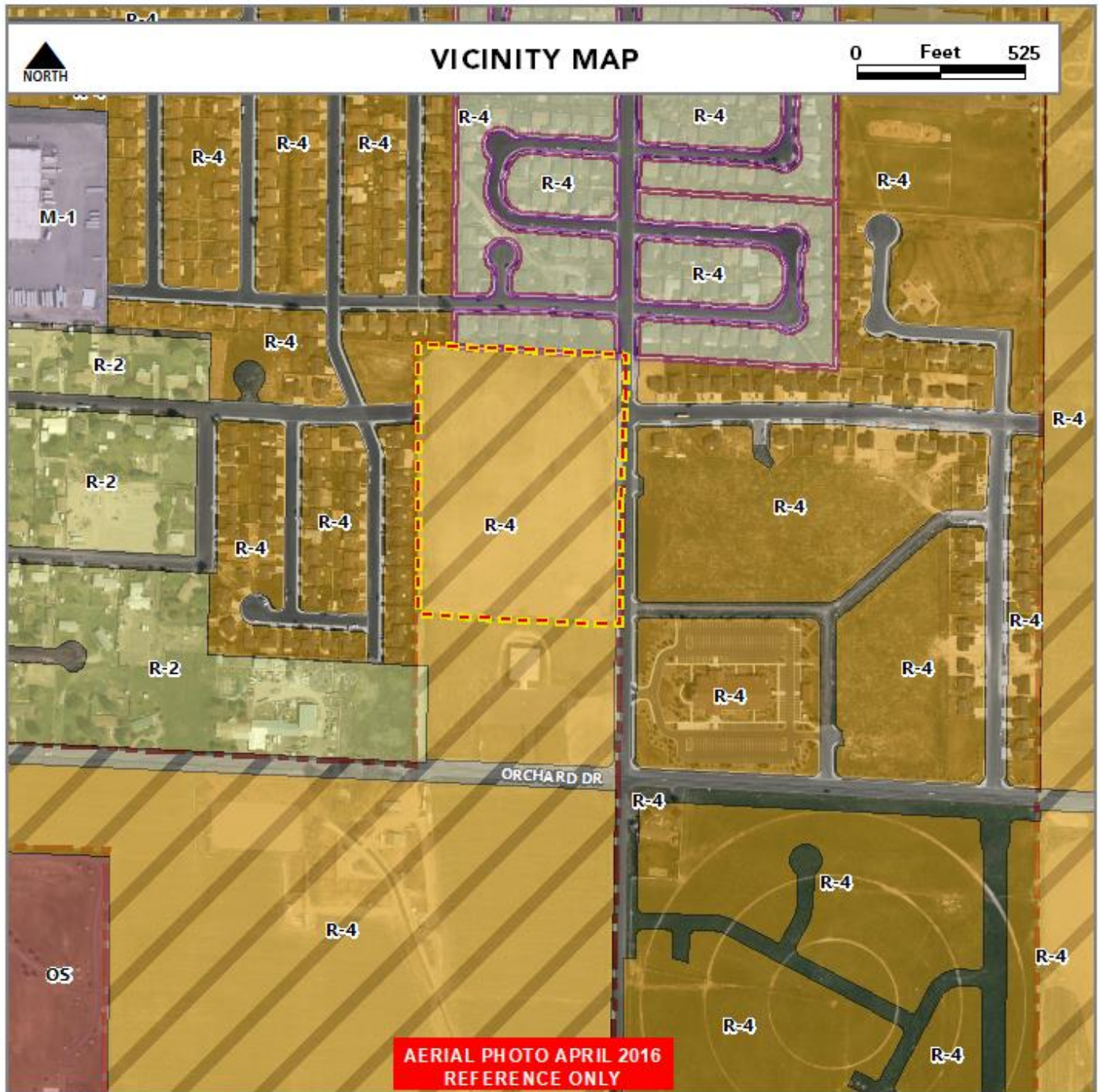
The applicant is requesting a zoning designation to remain R4 with the annexation.

Conclusion

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments

1. Vicinity Map
2. Future Land Use Map
3. Property Exhibit
4. Narrative



	PUD		R-2
	M-1		R-4
	OS		A01

Current Zoning: R4
Comprehensive Plan: Town
Neighborhood

Existing Land Use: Vacant
Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R4, Residential

East: R4, Religious Facility,
Residential

South: R4, Religious Facility,
Residential

West: R4, Residential

Applicable Regulations

10-4-15 & 10-15



VICINITY MAP

0 Feet 310



- Town Neighborhood
- AOI

03/8/2021

City of Twin Falls
Annexation Application

RE: Harrison Street and Clinton Property Annexation Statement

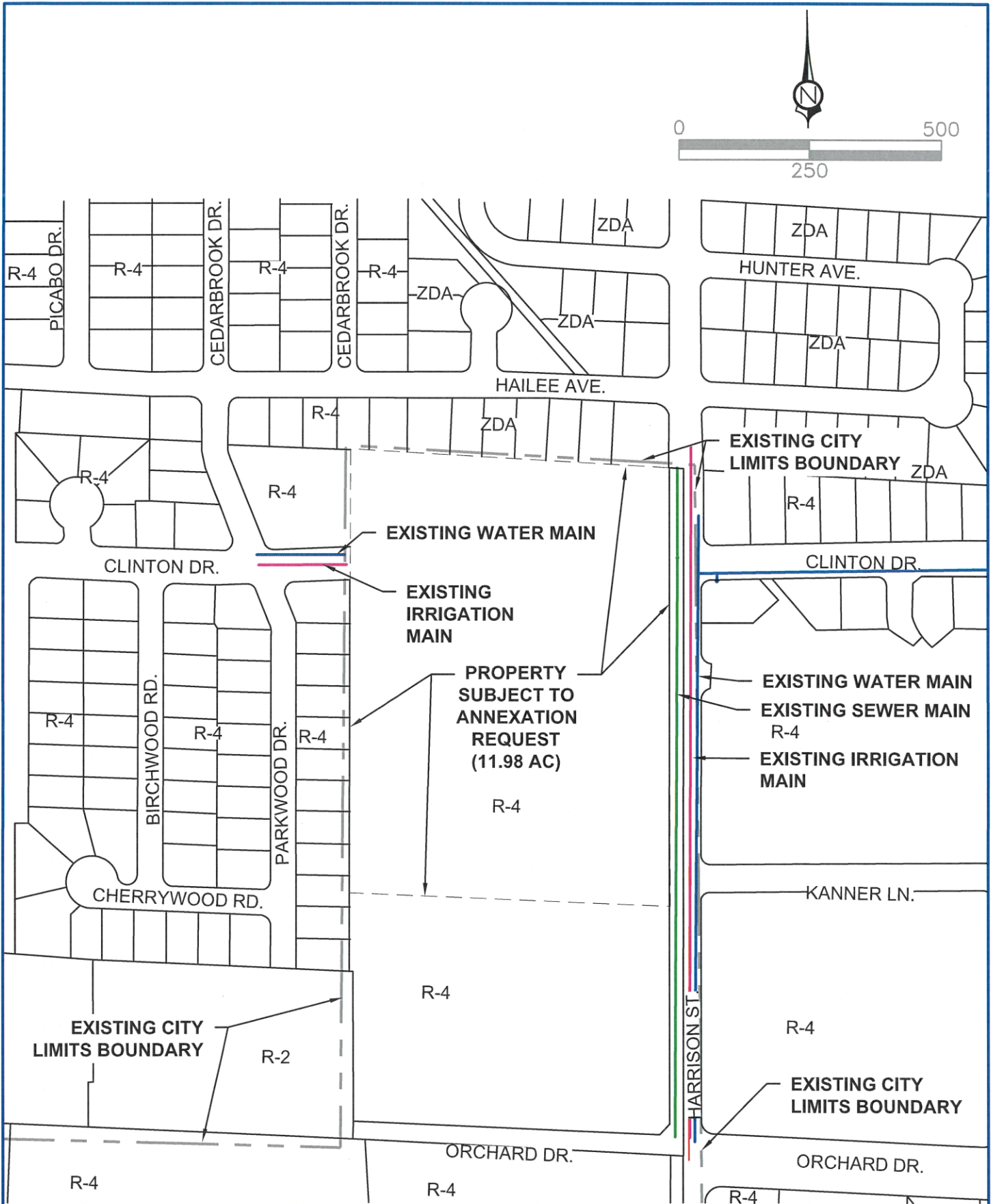
To whom it may concern,

An annexation application has been submitted for the 11.98 Acre property so the developer can subdivide the property and receive city services. The property will be divided into residential lots which comply with the current R-4 zoning. It is anticipated that the property will be used to construct multi-family housing units. It is desired so the property can connect to City sewer, potable water, and pressure irrigation systems which exist adjacent to the property.

The proposed annexation plan complies with the 2016 Comprehensive Plan, Grow with Us, by providing an infill development with approximately 8 dwelling units per acre consisting of multi-family housing units in the area designated as a "Town Neighborhood".

The use is compatible with the existing development which surrounds this property. The adjacent properties are zoned R-4 and the proposed development will also comply with the R-4 zoning code and standards as set forth by the City of Twin Falls. Building heights, building areas, and open space will comply with existing zoning code.

The property is intended to be developed into multi-family housing units. The development will comply with the current R-4 zoning code. It will contain duplex, triplex, and possibly fourplex housing units. The fourplex housing units will be constructed internal to the development and only if a special use permit is obtained. Clinton Drive will be extended through the property, Harrison Street will be widened to provide a full width Minor Collector street cross section, and the interior streets will be constructed as local streets which will comply with the City of Twin Falls development standards.



ANNEXATION EXHIBIT

ETERNAL LIFE CHRISTIAN CENTER

DATE: 3-8-2021
DRAWN BY: S.A.



376 FALLS AVENUE
TWIN FALLS, ID 83301
208.737.0007



Date: Tuesday, April 27, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032)

Time Estimate:

15 Minutes for presentation from staff and from the applicant.

Background:

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property for a Nerf Gun Arena. Indoor Recreation Facilities are a Special Use of the C-1 Zoning District

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-8, Indoor Recreation Facilities are permitted with Special Use Permits in the C-1 Zoning District.

History:

The building has most recently been used as a physically therapy medical office but is currently being split to accommodate a couple of different businesses.

Analysis:

The request consists of allowing, through a special use permit, a nerf gun arena located at 170 South Park Ave. The applicant is requesting the following hours of operation:

Summer Hours: June to August

Sunday, 12pm – 6 pm

Tuesday, Friday, 2pm to 8 pm

Saturday, 12pm to 9pm
Winter hours: September to May
Sunday, 12 pm – 6pm
Tuesday – Thursday, 4pm – 8 pm
Friday, 4pm – 9pm
Saturday, 12pm – 9 pm.

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. The activity permitted through the special use permit will be contained within the building.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. PZ21-0032 PZ Staff Report Draft - 170 South Park - Indoor Recreation
2. Site Plan
3. Narrative



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: A Special Use Permit to allow for an indoor recreation facility (Nerf Gun Arena) on the property located at 170 South Park Ave.

Application: PZ21-0032

Applicant & Representative:

Melyssa Jensen
2134 Highland Ave. E
Twin Falls, ID 83301
208-751-0202

P&Z Public Hearing: April 27, 2021

Background

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property for a Nerf Gun Arena. Indoor Recreation Facilities are a Special Use of the C-1 Zoning District.

History

The building has most recently been used as a physically therapy medical office but is currently being split to accommodate a couple of different businesses.

Approval Process

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of

the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Applicable Regulations or Codes

Per City Code 10-4-8, Indoor Recreation Facilities are permitted with Special Use Permits in the C-1 Zoning District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential" This request meets this designation or other comprehensive plan guidelines by establishing and revitalizing downtown by providing a service that is compatible with community values. Therefore, staff has determined this request complies with the 2016 comprehensive plan.

Analysis:

The request consists of allowing, through a special use permit, a nerf gun arena located at 170 South Park Ave. The applicant is requesting the following hours of operation:

Summer Hours: June to August
Sunday, 12pm – 6 pm

Tuesday, Friday, 2pm to 8 pm
Saturday, 12pm to 9pm
Winter hours: September to May
Sunday, 12 pm – 6pm
Tuesday – Thursday, 4pm – 8 pm
Friday, 4pm – 9pm
Saturday, 12pm – 9 pm.

Potential Impacts:

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. The activity permitted through the special use permit will be contained within the building.

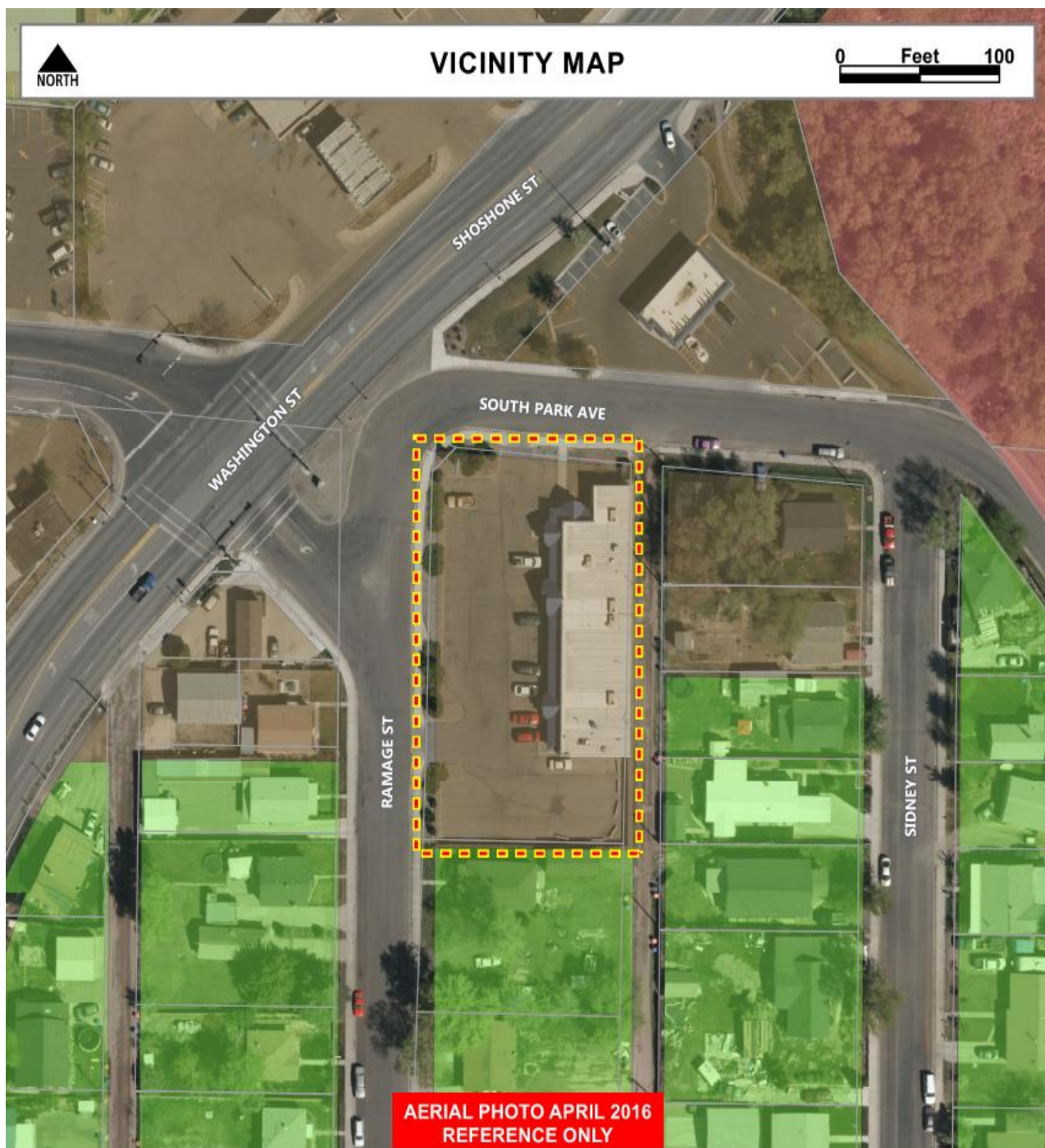
Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan



Current Zoning: C1

Comprehensive Plan: Mixed Use

Existing Land Use: General Retail / Vacant

Proposed Land Use: Indoor Recreation

Surrounding Zoning Designations & Land Use(s)

North: C1

East: C1, R6

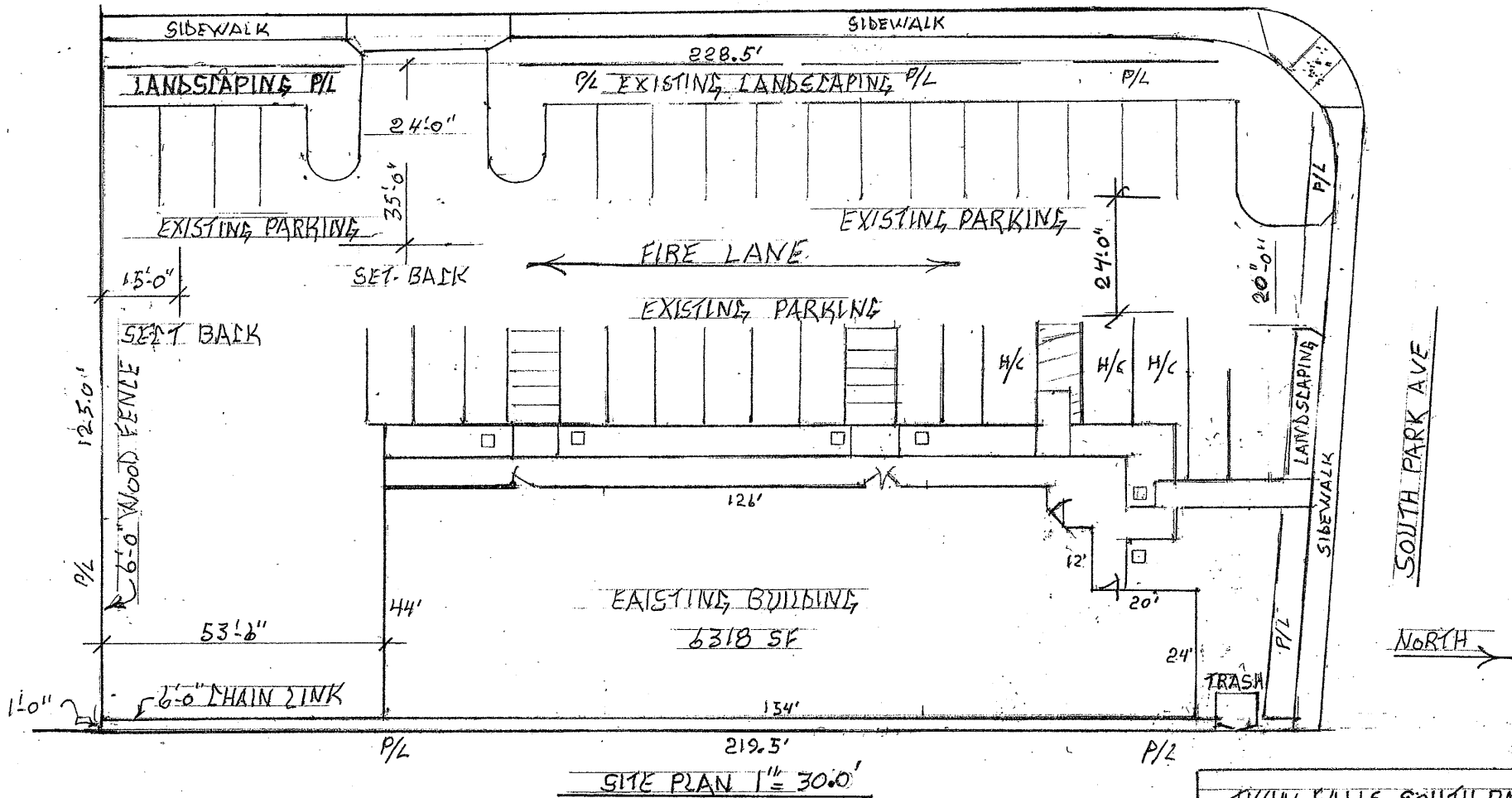
South: R6

West: C1, R6

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-13

RAMAGE ST



TOTAL LANDSCAPING 3275 SF

LEASING 2365 SF

MELYSSA JENSEN

2134 HIGHLAND AVE E.

TWIN FALLS, ID 83301

208-751-0202

TWIN FALLS SOUTH PARK ADDN

LOTS 23 THRU 25; LOT 26 EXC

HWY BLOCK 3 (21-10-17 NW

OWNER

LARUE, THERESA J LIVING TRUST

LARUE, THERESA J TRUSTEE

170 SOUTH PARK AVE

TWIN FALLS, ID 83301

BLAST MASTERS

170 So. Park Ave. Twin Falls, Id 83301

208-751-0202

baymanbode@hotmail.com

3/16/2021

4. A. I am requesting a special use permit to open an indoor Nerf Arena. I have chosen in a Residential area, and I would like the neighbors and surrounding businesses to be in acceptance to "Blast Masters" doing business at 170 So. Park Ave. Twin Falls, Id. Blast Masters is going to be an indoor Nerf Arena where kids can go and have nerf wars with Nerf Guns or similar type equipment. I am also looking to get soft tip dart boards, so the youth will have a place to practice and play tournaments not in a bar surrounding. I plan on having a few other games to keep the youth busy and entertained when they are not in the arena. Twin Falls needs something for the youth, young adults, and adults to do and that don't cost a fortune to do. I have plans to be involved with the schools to reward for good grades, I plan on having a small snack area, soda machine, and water bottles. I have big hopes and great ideas and a positive outlook for Blast Masters and I hope the community that surrounds me see's and believes this as a positive move for their neighborhood.

B. Blast Masters would like to open June 1st 2021 and operating hours will be as follows.

SUMMER HOURS-- JUNE TO AUGUST

Sunday-- 12pm - 6pm

Monday—Closed

Tuesday—2pm—8pm

Wednesday—2pm - 8pm

Thursday - 2pm - 8pm

Friday - 2pm - 9pm

Saturday - 12pm - 9pm

WINTER HOURS-- SEPTEMBER TO MAY

Sunday-- 12pm - 6pm

Monday—Closed

Tuesday—4pm—8pm

Wednesday—4pm - 8pm

Thursday - 4pm - 8pm

Friday - 4pm - 9pm

Saturday - 12pm - 9pm

II-- The traffic that I would like to see is an average of 20-30 participants a day. This is just an average and a hope, somedays maybe more and somedays less. In the summer hours I would like add 10-15 participants to the per day total. Again this is just an average and an average what Blast Masters needs to operate. I am hoping to see increased numbers, but until Blast Masters gets established and the word gets out 20-30 participants is what I am anticipating.

III- The employees that will be working at Blast Masters will be mainly family run. I have two boys, a boyfriend, a sister, and friends to fill in when needed. There will always be two employees on during operating hours. One person checking in and handing out play equipment and checking back in the equipment. The other employee will be in the arena referring the battles\game\war play. On Saturdays there will be three employees, and when there is a special event, such a birthday party, private party, or tournaments. As of now there will be six employees and a couple may need to be added depending on how many participants we get. Besides myself, Melyssa Jensen, no employee is full time.

C. I. My evaluation of the noise for any adjoining property or surrounding property is going to be low. There will be a stereo system playing, a TV or two, a couple of arcade games, nothing that can't be controlled or managed. The noise will not be shaking or vibrating the windows. The arena will be contained and the barricades or objects to hide behind will absorb the volume from the kids. There will be little activity outside, except with the coming and going of participants. II. There will be no glare issues, for there is no outside lighting or flashing signs. III. There will be no odor issues, for no food will be cooked and proper sanitation of guns, tables, and restrooms will be in place for cleanliness and germ spreading. IV. There will be no fumes or vibration to disturb any adjoining parties. V. I feel the general compatibility of myself and adjoining patrons will be welcoming, easy and free flowing. There are no other like indoor arenas in the area and I feel that the other properties in the district will find this business a much needed recreation facility for the youth and other patrons to enjoy. I am hoping to bring a much needed place for patrons of all ages to enjoy and go to, and want to return. I plan on keeping kids busy so they enjoying playing, getting physical activity, and get them out of the house and enjoy the world outside, steering away from TV and gaming systems.

Thank You,

Melyssa Jensen
Blast Masters
2134 Highland Ave. E
Twin Falls, Idaho 83301
Baymanbode@hotmail.com
208-751-0202